

**PUBLIC NOTICE  
OF THE AVAILABILITY OF THE  
CITY OF CHULA VISTA DRAFT URBAN CORE SPECIFIC PLAN  
AND DRAFT ENVIRONMENTAL IMPACT REPORT (EIR-06-01)**

**NOTICE IS HEREBY GIVEN** that a Draft Environmental Impact Report (EIR) has been issued for public review and comment by the Community Development Department of the City of Chula Vista on May 30, 2006. The Draft EIR is for the proposed City of Chula Vista Urban Core Specific Plan.

The Draft EIR may be accessed on the City's website at [www.chulavistaca.gov](http://www.chulavistaca.gov). Starting May 30, 2006, hard copies of the Draft EIR may be viewed or purchased (for the cost of reproduction) at the Chula Vista Community Development Department, 276 Fourth Avenue, Chula Vista, CA and electronic copies on CD will also be available. The Draft EIR may also be viewed at the following Chula Vista branch libraries:

Civic Center  
365 F Street

South Chula Vista  
389 Orange Avenue

EastLake  
1120 EastLake Parkway

All written comments on the adequacy of the Draft EIR must be received by no later than July 13, 2006; submit written comments to Brian Sheehan, Senior Community Development Specialist, at City of Chula Vista, 276 Fourth Avenue, Chula Vista, CA 91910, or via e-mail to [bsheehan@ci.chula-vista.ca.us](mailto:bsheehan@ci.chula-vista.ca.us).

A 45-day public review period has been established for the Draft EIR. Following the close of the public comment period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR, will constitute the Final EIR.

If you wish to challenge the City's action on this Draft EIR in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Chula Vista Redevelopment Corporation at or prior to the public hearing.

This notice is required to be filed with the County Clerk's office for a period of not less than thirty (30) days.

**PROJECT LOCATION:** The Urban Core Specific Plan area encompasses approximately 1,700 acres and extends generally from Interstate 5 along the west to Del Mar Avenue (just east of Third Avenue) on the east, C Street along the north and L Street to the south. Within this larger area is an approximately 690-acre "focus area", referred to as the UCSP Subdistricts Area, where revitalization is expected to occur and within which the new zoning regulations and development design guidelines would apply.

**PROJECT DESCRIPTION:** The Urban Core Specific Plan has been prepared as a neighborhood level planning document which provides updated zoning regulations, development standards and design guidelines to implement the planned land uses as envisioned by the City's General Plan (2005). In addition to being a land use regulatory document, the Urban Core Specific Plan also outlines development design guidelines, public realm design guidelines, and a framework for the provision of urban amenities and other public improvements associated with new development. The planning horizon for the Urban Core Specific Plan projects over the next 20-25 year horizon through the year 2030. The Draft EIR identifies that the proposed project would result in significant, unmitigated impacts related to air quality, cultural resources, energy, and transportation. Impacts to geology, hazards, hydrology, land use, landform alteration/aesthetics, noise, paleontology, population and housing, public services, and public utilities are less than significant or mitigated to less than significant.

**PUBLIC HEARING:** A Public Hearing to take testimony on the adequacy of the Draft EIR will be held by the Chula Vista Redevelopment Corporation on Thursday, July 13, 2006 at 6:00 p.m., Council Chambers, 276 Fourth Avenue, Chula Vista, CA. At this time, any person may be heard. Public review of the Draft EIR shall conclude with the closing of said public hearing. Public hearings on the Draft Urban Core Specific Plan will follow with the Design Review Committee, Planning Commission, Chula Vista Redevelopment Corporation and City Council, and are currently anticipated in August and September 2006.

**DECISION-MAKING AUTHORITY:** City of Chula Vista City Council

**CASE NO:** EIR-06-01, SCH #2005081121

**DRAFT EIR PUBLIC REVIEW PERIOD:** May 30 – July 13, 2006

**URBAN CORE SPECIFIC PLAN DOCUMENT:** The proposed Draft Urban Core Specific Plan document will be available at the same locations as the Draft EIR.

**WHO TO CALL:** For further information concerning these documents and this project, including public hearing dates beyond the scheduled July 13, 2006 Draft EIR public hearing, please contact Brian Sheehan at (619) 691-5233, or check our website at [www.chulavistaca.gov](http://www.chulavistaca.gov).

**COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)**

The City of Chula Vista, in complying with the Americans with Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance for meetings and 5 days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047. Service for the hearing impaired is available at 585-5647 (TDD).